



# WESTGATE Business Center

# RECEIVED

MAR 29 2004

Office of Enforcement  
Compliance & Environmental  
Justice

## PUBLIC DOCUMENT

March 23, 2004

US EPA

Kelcey Land, Enforcement Specialist, ENF-RC  
999 18<sup>th</sup> Street #500  
Denver, CO 80202-2466

SDMS Document ID



1004915

Re: Your Request for Information Pursuant to  
Sec. 104 of CERCLA for the Vermiculite  
Intermountain Site (#08-GA) located in SLC, Utah

To Whom It May Concern:

In response to your letter stamped February 25, 2004, and received February 27, 2004,  
please be advised as follows:

### ANSWERS TO QUESTIONS

1. Person answering questions:

Richard F. Gordon  
180 South 300 West #120  
Salt Lake City, Utah 84101  
801/533-8860 x 11

2. Person to receive further communications from EPA:

Same

3. Property acquisition history: Nowhere do I find a definition of which property you mean by "the property". "The site" is defined in definition # 3 as the property at 333 West 100 South, so. I assume "the property" refers to that same site. I will answer all following questions about "the property" accordingly.

We have never acquired any interest in "the property".

4. (#1). Relationships: None. We have never heard from nor met any of the parties you describe.
4. (#2). Ownership of the Site: None. We have never owned any interest in the site.
5. Trust Property: You refer to "the property in question", which I presume means the "site" property at 333 W. 100 S. I know nothing about the ownership of that

Rec  
via us  
mail

property. If you intended to ask about our property, be advised that it is not owned by a Trust and has never been during our ownership.

6. Site Ownership: None. We have never held nor owned any interest in "the site".
7. Company Response: Not applicable. We own our property in a Limited Partnership.
8. Title Search: We have never held any interest in "the site" property.

I assume that we received a title report on the purchase or our property at the time of our purchase twenty years ago. If you want that document, please advise and we will attempt to find it in our archives.

9. Phase I Environmental Site Assessment: We have never obtained any interest in "the property" and know nothing about any site assessments.

No Site Assessment was conducted on our property at the time of our purchase of it in 1984. We have since had two separate Site Assessments conducted on our property when we have refinanced it. The first one disclosed the presence of several locations where ceiling tile asbestos and boiler asbestos was present. The lenders required all asbestos of all types to be totally cleaned up prior to the closing of their financing, which was fully performed.

10. Knowledge of environmental conditions at the time of our acquisition: We have never known anything about the prior use of "the site" property.

We knew nothing about prior use of our property when we purchased it in 1984 other than the apparent use of it as warehouses. We saw nothing to alert us to any potential contamination. We had no knowledge of prior use of our property but were told it was used for warehousing.

11. Residential use: We know nothing about the history of "the site" property.

No residential use has ever been made of our property at any time, we believe.

12. Business Activities on "the property": We know nothing about the business usage on "the property" other than the apparent present use as a printing shop.

Since 1985 our property has been leased as office space to a great variety of tenants, from about 100 sq. ft. single offices to 10,000 sq. ft. offices. We have probably leased office spaces to as many as 300 or 400 different tenants over the 20 years we have owned it. The present use is the same.

13. Changes to Buildings: We have never made any changes to "the property".

On our property, we totally gutted out and remodeled 4 of our 5 buildings, including new roofs, utility systems, floors, and walls. Virtually all of the work was performed between 1985 and 1987.

14. Hazardous substances: We have never released any at any time.
15. Asbestos on property: see #9, above.
16. Contamination by others: We have been advised by EPA that others have contaminated the "site property".

We are not aware of anyone contaminating our property at any time other than the asbestos which was removed. See #9.

17. Requests for information or access: We have recently received a request from the EPA and the State of Utah for information about the history of our property, which we have provided completely. We requested them to not do anything to alarm our tenants about possible asbestos contamination until they determined whether or not any such contamination appeared to exist in our neighborhood.. They agreed to provide us with any positive results of their search throughout the neighborhood. We have not received any such study results yet.
18. Restrictions on our land use: Not applicable. We have never been advised of any restrictions on our land use.
19. Awareness of contamination on the property. Our only awareness of contamination on "the site" property was received from the EPA and Utah environmental personnel, so we did not notify anyone of that information.

We have never been made aware of any contamination on our property except the ceiling tile and boiler asbestos listed in #9, above.

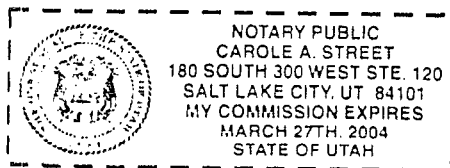
**ENCLOSURE 2**  
**VERMICULITE INTERMOUNTAIN (#08-GA)**  
**FIRST INFORMATION REQUEST**


**NOTARIZED CERTIFICATE**

I, RICHARD GORDON, having been duly sworn and being of legal age, hereby state:

1. I am the person authorized by Westgate Business Center to respond to the Environmental Protection Agency's (EPA's) request for information concerning the Vermiculite Intermountain Site near Salt Lake City, Utah.
2. I have made a complete and thorough review of all documents, information, and sources relevant to the request.
3. I hereby certify that the attached response to EPA's request is complete and contains all information and documents responsive to the request.

(SEAL)



  
(Signature) (Name, Title) Manager of General Partner  
Subscribed and sworn to me General Partner  
this 25<sup>th</sup> day of march,  
2004

Carole A. Street  
Notary Public

My Commission Expires 3/27/04  
My address is 180 So 300 W #120  
Salt Lake City, Utah



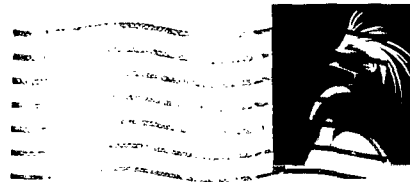
Salt Lake City



WESTGATE  
*Business Center*

180 South 300 West  
Suite 120  
Salt Lake City, Utah 84101

US EPA  
Kelcey Land, Enforcement Specialist, ENF-RC  
999 18<sup>th</sup> Street #500  
Denver, CO 80202-2466



80202+2499 33

